

178.0

0003

0010.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTON

APPRAISED:

Total Card / Total Parcel  
780,700 / 780,700

USE VALUE:

780,700 / 780,700

ASSESSED:

780,700 / 780,700


**Patriot**  
Properties Inc.

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
60		VALENTINE RD, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: MCGOWAN NUALA C &	
Owner 2: SHANLEY ERIN	
Owner 3:	

Street 1: 60 VALENTINE ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

## PREVIOUS OWNER

Owner 1: CAROWELL LLC -

Owner 2: -

Street 1: 1193 MASS AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

## NARRATIVE DESCRIPTION

This parcel contains 3,950 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1940, having primarily Aluminum Exterior and 1440 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3950		Sq. Ft.	Site		0	70.	1.36	7									376,950						377,000	

## IN PROCESS APPRAISAL SUMMARY

Legal Description								User Acct
								120461
								GIS Ref
								GIS Ref
								Insp Date
								08/20/15

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Prior Id # 1:	120461
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/11/20	03:51:42

PRINT	
Date	Time
12/11/20	03:51:42
LAST REV	
Date	Time
08/18/16	08:25:41
ekelly	
13974	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT								Parcel ID	178.0-0003-0010.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	403,700	0	3,950.	376,900	780,600	780,600	Year End Roll	12/18/2019
2019	101	FV	306,100	0	3,950.	376,900	683,000	683,000	Year End Roll	1/3/2019
2018	101	FV	306,100	0	3,950.	317,700	623,800	623,800	Year End Roll	12/20/2017
2017	101	FV	306,100	0	3,950.	290,800	596,900	596,900	Year End Roll	1/3/2017
2016	101	FV	306,100	0	3,950.	247,700	553,800	553,800	Year End	1/4/2016
2015	101	FV	156,900	0	3,950.	215,400	372,300	372,300	Year End Roll	12/11/2014
2014	101	FV	156,900	0	3,950.	199,200	356,100	356,100	Year End Roll	12/16/2013
2013	101	FV	156,900	0	3,950.	189,600	346,500	346,500		12/13/2012

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CAROWELL LLC,	64604-489		12/3/2014		600,000	No	No		
NOLAN EDWARD FR	63758-277		6/16/2014	Change>Sale	375,000	No	No		
NOLAN EDWARD FR	50617-141		1/22/2008	Family		1	No	No	
	13176-488		4/1/1977		35,500	No	No	Y	

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
6/17/2015	695	Wood Dec	8,000	6/17/2015				Add deck.	8/20/2015	Meas/Inspect	PC	PHIL C
6/20/2014	703	Addition	95,000						8/19/2015	Sales Review	PT	Paul T
1/12/2012	50	Re-Roof	6,200						10/14/2008	Inspected	355	PATRIOT
									10/24/2000	Hearing Chag	189	PATRIOT
									2/24/2000	Inspected	276	PATRIOT
									12/23/1999	Mailer Sent		
									12/21/1999	Measured	163	PATRIOT
									7/12/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA / / /

**EXTERIOR INFORMATION**

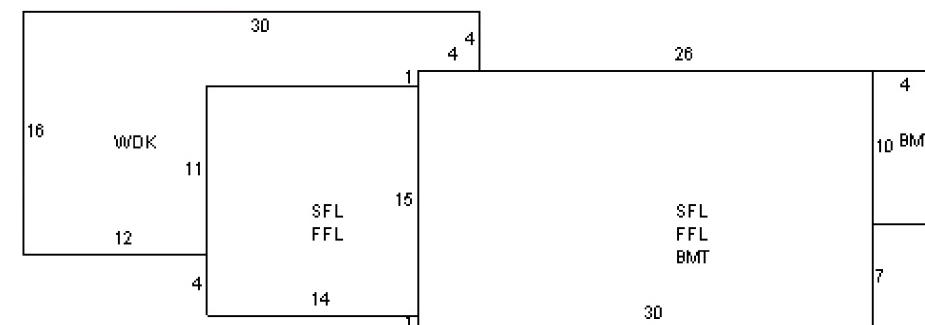
Type:	6 - Colonial	
Sty Ht:	2 - 2 Story	
(Liv) Units:	1	Total: 1
Foundation:	3 - Brick or Stone	
Frame:	1 - Wood	
Prime Wall:	3 - Aluminum	
Sec Wall:		%
Roof Struct:	2 - Hip	
Roof Cover:	1 - Asphalt Shgl	
Color:	BLUE	
View / Desir:		

**BATH FEATURES**

Full Bath:	2	Rating: Very Good
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Very Good
A HBth:		Rating:
OthrFix:		Rating:

**COMMENTS**

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**SKETCH****GENERAL INFORMATION**

Grade:	C+ - Average (+)
Year Blt:	1940
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G16
Fact:	.
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wall:	2 - Plaster
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	1
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wall:	% Sprinkled:

**OTHER FEATURES**

Kits:	1	Rating: Very Good
A Kits:		Rating:
Fpl:		Rating:
WSFlue:		Rating:

**RESIDENTIAL GRID**

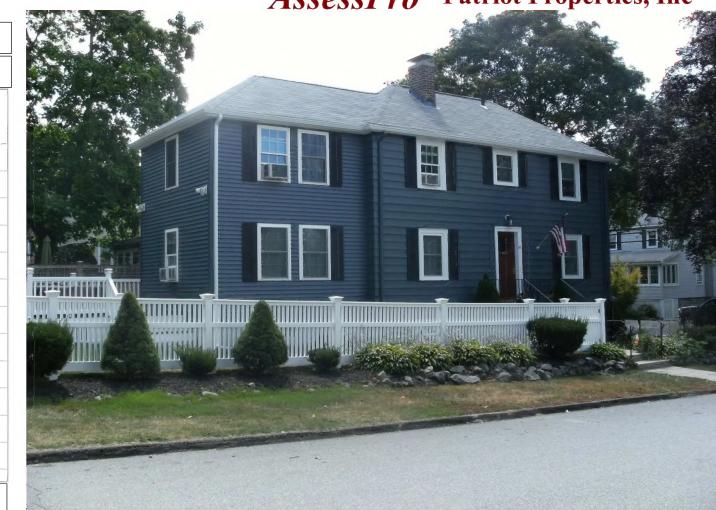
1st Res Grid	Desc: Line 1	# Units: 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 6	BRs: 3
	Baths: 2	HB: 1

**CONDOS INFORMATION****GENERAL INFORMATION****DEPRECIATION****REMODELING****RES BREAKDOWN****EXTERIOR****INTERIOR****ADDITIONS****KITCHEN****BATHS****PLUMBING****ELectric****HEATING****GENERAL****NO UNIT RMS BRS FL****1 6 3 M****Totals****1 6 3****CALC SUMMARY**

Basic \$ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	1.00989902
Adj \$ / SQ:	170.420
Other Features:	108500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	423191
Depreciation:	19467
Depreciated Total:	403724

**COMPARABLE SALES****Rate Parcel ID Typ Date Sale Price****WtAv\$/SQ: AvRate: Ind.Val****Juris. Factor: 1.00 Before Depr: 187.46****Special Features: 0 Val/Su Net: 178.00****Final Total: 403700 Val/Su SzAd: 280.35****SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	First Floor	720	170.420	122,703						
SFL	Second Floor	720	170.420	122,703						
BMT	Basement	550	51.130	28,119						
WDK	Deck	278	9.690	2,694						
	Net Sketched Area:	2,268	Total:	276,219						
Size Ad	1440	Gross Are	2268	FinArea	1440					

**IMAGE**

**AssessPro Patriot Properties, Inc**

**MOBILE HOME**

Make: [ ] Model: [ ] Serial #: [ ] Year: [ ] Color: [ ]

**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N

Total Yard Items:

Total Special Features:

Total: